

Grantor's Name and Address

RUDY ESCATEL

CAROL P. ESCATEL

P.O. BOX 166

CHILOQUIN, OREGON 97624

Grantee's Name and Address

RUDY ESCATEL, CAROL P. ESCATEL

AND RENÉE CARR ESCATEL REED, TRUSTEES

P.O. BOX 166

CHILOQUIN, OREGON 97624

After recording, return to:

THE ESTATE PLANNING GROUP

711 BENNETT AVENUE

MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

RUDY ESCATEL

CAROL P. ESCATEL

P.O. BOX 166

CHILOQUIN, OREGON 97624

2017-007118

Klamath County, Oregon



00205964201700071180020020

06/28/2017 03:46:22 PM

Fee: \$47.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RUDY ESCATEL AND CAROL P. ESCATEL, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto RUDY ESCATEL, CAROL P. ESCATEL AND RENÉE CARR ESCATEL REED, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ESCATEL DATED JUNE 12, 2002, AND ANY AMENDMENTS THERETO, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

### SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6<sup>th</sup> day of June, 2017; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors,

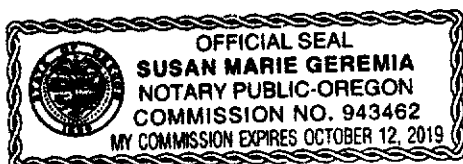
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010. TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Rudy Escatel  
RUDY ESCATEL

Carol P. Escatel  
CAROL P. ESCATEL

State of Oregon )  
County of Klamath ) ss.

Before me this 6 day of June, 2017, personally appeared RUDY ESCATEL and CAROL P. ESCATEL, and acknowledged the foregoing instrument to be their voluntary act and deed.



Susan M. Geremia  
Notary Public of Oregon  
My Commission expires: 10/12/2019

EXHIBIT "A"

A TRACT OF LAND SITUATED IN THE W1/2 OF THE NE ¼ IN SECTION 35, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE ¼ NW ¼ NE ¼ OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF THE SE ¼ NW ¼ NE ¼ 82.5 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF DEED VOLUME 347, PAGE 68, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH AT THE EAST LINE OF SAID DEED TO THE CENTERLINE OF THE SPRAGUE RIVER; THENCE NORTHEAST ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF DEED VOLUME 352, PAGE 548, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORT AT THE WEST LINE OF DEED VOLUME 352, PAGE 548 AND M66, PAGE 11372 TO THE NORTH LINE OF THE SE ¼ NW ¼ NE ¼; THENCE WEST AT SAID LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE CHILOQUIN-SPRAGUE RIVER HIGHWAY RIGHT OF WAY.